

**France-Tours: Restoration work**

OJ S 48/2023 08/03/2023

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: TOURS HABITAT

National registration number: 35124307600012

Postal address: 1, rue Maurice Bedel

Town: TOURS

NUTS code: FRB04 Indre-et-Loire

Postal code: 37033

Country: France

E-mail: [servicemarches@tours-habitat.fr](mailto:servicemarches@tours-habitat.fr)

Telephone: +33 247601300

Fax: +33 247663752

**Internet address(es):**Main address: <http://www.tours-habitat.fr>**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.marches-publics.info/accueil.htm>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://www.marches-publics.info/accueil.htm>

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

Housing and community amenities

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

Travaux d'amélioration énergétique et de réhabilitation des Résidences Jolivet (73 logements) et Beaujardin (51 logements)

Reference number: 2023-M0006

**II.1.2. Main CPV code**

45454100 Restoration work

**II.1.3. Type of contract**

Works

#### **II.1.4. Short description**

Les travaux porteront essentiellement sur l'isolation thermique par l'extérieure, le remplacement des menuiseries extérieures, et la rénovation intérieure de 50% des logements

#### **II.1.5. Estimated total value**

Value excluding VAT: 5 390 000,00 EUR

#### **II.1.6. Information about lots**

This contract is divided into lots: yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 6

### **II.2. Description**

#### **II.2.1. Title**

Lot n°1 : lte - Ravalement - Volets Pvc - Résidence Jolivet

Lot No: 1

#### **II.2.2. Additional CPV code(s)**

45321000 Thermal insulation work

#### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

#### **II.2.4. Description of the procurement**

Travaux d'isolation thermique par l'extérieur, ravalement des façades, remplacement des volets Pvc

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

Value excluding VAT: 2 010 000,00 EUR

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

#### **II.2.14. Additional information**

Une variante exigée est à chiffrer obligatoirement.

remplacement de l'isolant Polystyrène (Pse) par un isolant biosourcé en fibre de bois -  
Résidence Jolivet

(Lot(s) 1)

## **II.2. Description**

### **II.2.1. Title**

Lot n°2 : Menuiseries extérieures Aluminium - Résidence Jolivet  
Lot No: 2

### **II.2.2. Additional CPV code(s)**

45421000 Joinery work

### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

### **II.2.4. Description of the procurement**

Travaux de remplacement des menuiseries extérieures aluminium

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

Value excluding VAT: 155 000,00 EUR

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24  
This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

## **II.2. Description**

### **II.2.1. Title**

Lot n°3 : Menuiseries intérieures bois - Plâtrerie isolation - Résidence Jolivet  
Lot No: 3

### **II.2.2. Additional CPV code(s)**

45421000 Joinery work

### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

### **II.2.4. Description of the procurement**

Travaux de remplacement des menuiseries intérieures bois

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

## **II.2.6. Estimated value**

Value excluding VAT: 285 000,00 EUR

## **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

## **II.2.10. Information about variants**

Variants will be accepted: no

## **II.2.11. Information about options**

Options: no

## **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

## **II.2.14. Additional information**

### **II.2. Description**

#### **II.2.1. Title**

Lot n°4 : Revêtements de sol - Peinture - Résidence Jolivet

Lot No: 4

#### **II.2.2. Additional CPV code(s)**

45432130 Floor-covering work

#### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

#### **II.2.4. Description of the procurement**

Travaux de remplacement des revêtements existants, Pvc, carrelage ou Faïence

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

Value excluding VAT: 95 000,00 EUR

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

## **II.2. Description**

### **II.2.1. Title**

Lot n°5 : Flochage thermique - Résidence Jolivet  
Lot No: 5

### **II.2.2. Additional CPV code(s)**

45321000 Thermal insulation work

### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

### **II.2.4. Description of the procurement**

Travaux d'isolation thermique projetée

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

Value excluding VAT: 70 000,00 EUR

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12  
This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

## **II.2. Description**

### **II.2.1. Title**

Lot n°6 : Plomberie - chauffage - Résidence Jolivet  
Lot No: 6

### **II.2.2. Additional CPV code(s)**

45330000 Plumbing and sanitary works

### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

### **II.2.4. Description of the procurement**

Travaux de remplacement des éviers et meubles existants, Wc, baignoires ou douches, lavabos et meubles existants

### **II.2.5.**

**Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 190 000,00 EUR

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: no

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Lot n°7 : Electricité - Résidence Jolivet  
Lot No: 7

**II.2.2. Additional CPV code(s)**

09310000 Electricity

**II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

**II.2.4. Description of the procurement**

Travaux de réfection de l'électricité

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 370 000,00 EUR

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: no

**II.2.13.**

## **Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°8 : lte - ravalement - volets Pvc - Résidence Beaujardin  
Lot No: 8

##### **II.2.2. Additional CPV code(s)**

45321000 Thermal insulation work

##### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

##### **II.2.4. Description of the procurement**

Travaux d'isolation thermique par l'extérieur, ravalement des façades, remplacement des volets Pvc

##### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

##### **II.2.6. Estimated value**

Value excluding VAT: 1 390 000,00 EUR

##### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24  
This contract is subject to renewal: no

##### **II.2.10. Information about variants**

Variants will be accepted: no

##### **II.2.11. Information about options**

Options: no

##### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

Une variante exigée est à chiffrer obligatoirement.  
remplacement de l'isolant Polystyrène (Pse) par un isolant biosourcé en fibre de bois -  
Résidence Beaujardin

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°9 : Menuiseries extérieures aluminium - Résidence Beaujardin  
Lot No: 9

##### **II.2.2. Additional CPV code(s)**

45421000 Joinery work

### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

### **II.2.4. Description of the procurement**

Travaux de remplacement des menuiseries extérieures aluminium

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.6. Estimated value**

Value excluding VAT: 105 000,00 EUR

### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 24

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

#### **II.2.1. Title**

Lot n°10 : Menuiseries intérieures bois - Plâtrerie isolation - Résidence Beaujardin  
Lot No: 10

#### **II.2.2. Additional CPV code(s)**

45421000 Joinery work

#### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

#### **II.2.4. Description of the procurement**

Travaux de remplacement des menuiseries intérieures bois

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

Value excluding VAT: 200 000,00 EUR

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

#### **II.2.10.**



## **Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°11 : Revêtements de sols - peinture - Résidence Beaujardin  
Lot No: 11

##### **II.2.2. Additional CPV code(s)**

45432130 Floor-covering work

##### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

##### **II.2.4. Description of the procurement**

Travaux de remplacement des revêtements existants, Pvc, carrelage ou Faïence

##### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

##### **II.2.6. Estimated value**

Value excluding VAT: 65 000,00 EUR

##### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°12 : Flocage thermique - Résidence Beaujardin  
Lot No: 12

##### **II.2.2.**

**Additional CPV code(s)**

45321000 Thermal insulation work

**II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

**II.2.4. Description of the procurement**

Travaux d'isolation thermique projetée

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 50 000,00 EUR

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: no

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Lot n°13 : Plomberie - Chauffage - Résidence Beaujardin  
Lot No: 13

**II.2.2. Additional CPV code(s)**

45330000 Plumbing and sanitary works

**II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

**II.2.4. Description of the procurement**

Travaux de remplacement des éviers et meubles existants, Wc, baignoires ou douches, lavabos et meubles existants

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 110 000,00 EUR

**II.2.7.**

## **Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°14 : Vmc - Résidence Beaujardin  
Lot No: 14

##### **II.2.2. Additional CPV code(s)**

45331210 Ventilation installation work

##### **II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

##### **II.2.4. Description of the procurement**

Travaux d'amélioration de la ventilation

##### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

##### **II.2.6. Estimated value**

Value excluding VAT: 75 000,00 EUR

##### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

### **II.2.10. Information about variants**

Variants will be accepted: no

### **II.2.11. Information about options**

Options: no

### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

### **II.2.14. Additional information**

#### **II.2. Description**

##### **II.2.1. Title**

Lot n°15 : Electricité - Résidence Beaujardin

Lot No: 15

**II.2.2. Additional CPV code(s)**

09310000 Electricity

**II.2.3. Place of performance**

NUTS code: FRB04 Indre-et-Loire

**II.2.4. Description of the procurement**

Travaux de réfection de l'électricité

**II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.6. Estimated value**

Value excluding VAT: 220 000,00 EUR

**II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 12

This contract is subject to renewal: no

**II.2.10. Information about variants**

Variants will be accepted: no

**II.2.11. Information about options**

Options: no

**II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**II.2.14. Additional information**

**Section III: Legal, economic, financial and technical information**

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**III.1. Conditions for participation**

**III.1.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions:

- Déclaration sur l'honneur pour justifier que le candidat n'entre dans aucun des cas mentionnés aux articles L. 2141-1 à L. 2141-5 et L. 2141-7 à L. 2141-11 du code de la commande publique et notamment qu'il satisfait aux obligations concernant l'emploi des travailleurs handicapés définies aux articles L. 5212-1 à L. 5212-11 du code du travail
- Formulaire Dc1, Lettre de candidature \_ Habilitation du mandataire par ses co-traitants. (disponible à l'adresse suivante : URL : <http://www.economie.gouv.fr/daj/formulaires-declaration-du-candidat>)
- Formulaire Dc2, Déclaration du candidat individuel ou du membre du groupement. (disponible à l'adresse suivante : URL : <http://www.economie.gouv.fr/daj/formulaires-declaration-du-candidat>)

**III.1.2. Economic and financial standing**

List and brief description of selection criteria:

- Déclaration appropriée de banques ou preuve d'une assurance pour les risques professionnels.
- Déclaration concernant le chiffre d'affaires global et le chiffre d'affaires concernant les fournitures, services ou travaux objet du marché, réalisés au cours des trois derniers exercices disponibles.

### **III.1.3. Technical and professional ability**

List and brief description of selection criteria:

- Déclaration indiquant l'outillage, le matériel et l'équipement technique dont le candidat dispose pour la réalisation de marchés de même nature.
- Déclaration indiquant les effectifs moyens annuels du candidat et l'importance du personnel d'encadrement pour chacune des trois dernières années.
- Présentation d'une liste des travaux exécutés au cours des cinq dernières années, appuyée d'attestations de bonne exécution pour les travaux les plus importants.

certificats de qualifications professionnelles. La preuve de la capacité du candidat peut être apportée par tout moyen (certificats d'identité professionnelle, références de travaux attestant de la compétence de l'opérateur à réaliser la prestation)

lot n°01 : Qualibat 7132 / 4411 / 3542 ou équivalent

lot n°02 : Qualibat 3522 ou équivalent

lot n°03 : Qualibat 4321 / 4131 ou équivalent

lot n°04 : Qualibat 6312 / 6222 / 6112 ou équivalent

lot n°05 : Qualibat 7141 ou équivalent

lot n°06 : Qualibat 5111 / 5212 ou équivalent

lot n°07 : Qualifelec ou équivalent

lot n°08 : Qualibat 7132 / 4411 / 3542 ou équivalent

lot n°09 : Qualibat 3522 ou équivalent

lot n°10 : Qualibat 4321 / 4131 ou équivalent

lot n°11 : Qualibat 6312 / 6222 / 6112 ou équivalent

lot n°12 : Qualibat 7141 ou équivalent

lot n°13 : Qualibat 5111 / 5212 ou équivalent

lot n°14 : Qualifelec ou équivalent

lot n°15 : Qualifelec ou équivalent

## **Section IV: Procedure**

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### **IV.1. Description**

#### **IV.1.1. Type of procedure**

Open procedure

#### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

#### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

### **IV.2. Administrative information**

#### **IV.2.2. Time limit for receipt of tenders or requests to participate**

Date: 03/04/2023 Local time: 18:00

#### **IV.2.3.**

## **Estimated date of dispatch of invitations to tender or to participate to selected candidates**

### **IV.2.4. Languages in which tenders or requests to participate may be submitted**

French

### **IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 3 (from the date stated for receipt of tender)

### **IV.2.7. Conditions for opening of tenders**

Date: 04/04/2023 Local time: 09:00

## **Section VI: Complementary information**

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### **VI.1. Information about recurrence**

This is a recurrent procurement: no

### **VI.3. Additional information**

Les dépôts de plis doivent être impérativement remis par voie dématérialisée.

Pour retrouver cet avis intégral, accéder au DCE, poser des questions à l'acheteur, déposer un pli, allez sur URL : <https://www.marches-publics.info/accueil.htm>

Critères de sélection des candidats:

Garanties professionnelles et financières

Garanties techniques

Une visite du site est obligatoire avant la remise des offres dans les conditions précisées au règlement de la consultation.

Mode de financement : Emprunts, Fonds propres, Subvention plan de relance, Subvention TOURS METROPOLE.

Une avance sera allouée dans les conditions définies au CCAP.

Les variantes libres à l'initiative des candidats sont interdites.

Des variantes exigées sont à chiffrer obligatoirement pour les lots 1 et 8, la réponse à la solution de base est obligatoire.

Mise en oeuvre d'une clause à caractère social

Forme juridique:

Aucune forme particulière de groupement n'est imposée après attribution.

Le candidat ne peut pas répondre en tant que titulaire et cotraitant d'un ou plusieurs groupements.

Conformément à l'article R.2132-2 du code de la commande publique, l'acheteur met à disposition le dossier de consultation par voie électronique, à l'adresse suivante: URL :

<https://www.marches-publics.info/accueil.htm> Remise des plis par voie électronique obligatoire à l'adresse suivante: URL : <https://www.marches-publics.info/accueil.htm>

### **VI.4. Procedures for review**

#### **VI.4.1. Review body**

Official name: Tribunal administratif d'Orléans

Postal address: 28, rue de la Bretonnerie

Town: Orléans

Postal code: 45057

Country: France

E-mail: [greffe.ta-orleans@juradm.fr](mailto:greffe.ta-orleans@juradm.fr)

Telephone: +33 238775900

Fax: +33 238538516

#### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

- référé précontractuel depuis le début de la procédure de passation jusqu'à la signature du contrat (article L.551-1 et suivants du Code de Justice Administrative)
- référé contractuel (article L. 551-13 et suivants du Code de Justice Administrative)
- recours en contestation de validité du contrat dans le délai de 2 mois à compter des mesures de publicité appropriées (Ce 4 avril 2014, Département Tarn-et-Garonne, n°358994)

#### **VI.5. Date of dispatch of this notice**

03/03/2023